

# FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

3-6

Salem

BEV.1224

**Town/City:** Beverly

**Place:** (*neighborhood or village*):  
Ryal Side

**Address:** 12 Park View Avenue

**Historic Name:** Ephraim Bates Summer Cottage

**Uses:** Present: residential

Original: residential

**Date of Construction:** ca. 1900 - 1904

**Source:** city directories, historic atlases

**Style/Form:** Queen Anne

**Architect/Builder:** not determined

**Exterior Material:**

Foundation: wood pilings

Wall/Trim: asbestos shingles, wood trim

Roof: asphalt shingles

**Outbuildings/Secondary Structures:**

modern garden shed and gazebo (L 20<sup>th</sup> c)

**Major Alterations** (*with dates*):

Siding, dormers, replacement window sash, enclosed porch (L 20<sup>th</sup> c)

**Condition:** good

**Moved:** no ☒ yes ☐ **Date:**

**Acreage:** 0.2

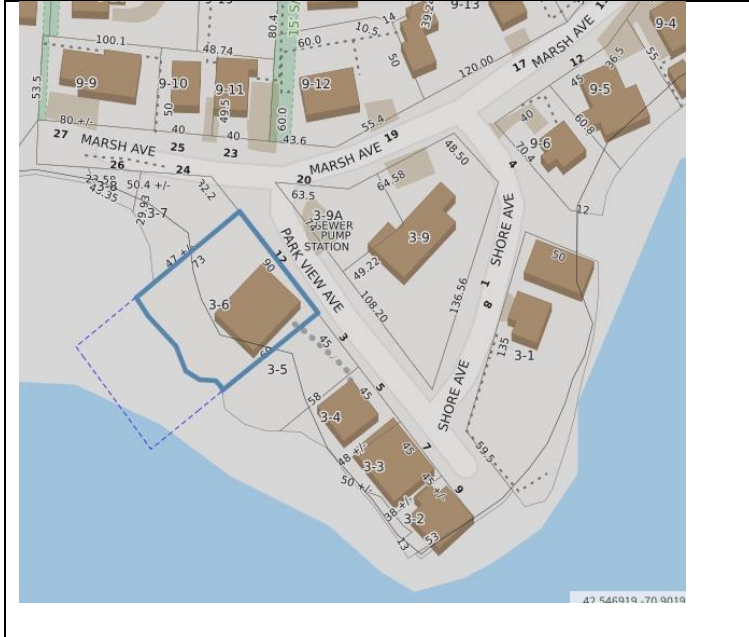
**Setting:** Heterogeneous residential neighborhood developed in the 20<sup>th</sup> century with small-scale, single-family houses. Located on a small peninsula on the north bank of the Danvers River.

## Photograph



Photo 1. Façade (northeast) and northwest elevations.

## Locus Map (north is at top)



**Recorded by:** Wendy Frontiero and Martha Lyon,  
preservation consultants

**Organization:** Beverly Historic District Commission

**Date** (*month / year*): February 2019

# INVENTORY FORM B CONTINUATION SHEET

BEVERLY

12 PARK VIEW AVENUE

MASSACHUSETTS HISTORICAL COMMISSION

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☐ Recommended for listing in the National Register of Historic Places.

*If checked, you must attach a completed National Register Criteria Statement form.*

*Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.*

## ARCHITECTURAL DESCRIPTION:

*Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.*

12 Park View Avenue occupies a small, square-shaped piece of land on the southwest side of Park View Avenue, and stands nearly entirely on wood piles over the north bank of the Danvers River. The building is set close to the street but is widely spaced from a trio of similar cottages at the southeast end of Park View Avenue (#s 5, 7, and 9). The street edge of the parcel is occupied with lawn to the southeast of the building, gravel and rock directly in front of the house, and, to the northwest, gravel tracks for parking and a small lawn area with a modern wood gazebo and deck.

The rectangular volume of the house rises 1½ stories to a front gable roof with minimal gable returns; a one-story porch with a hip roof (partially enclosed on the northwest side) encircles the front and sides of the building. Board and batten siding encloses the base of the porch projection. A slender brick chimney rises near the center of the northwest slope of the roof; a small cupola crowns the center of the ridge line. Walls are clad with asbestos shingles and trimmed with an indeterminate material at the narrow corner boards and bed molding. Windows typically have 2/1 replacement sash; a few flat wood casings survive. On the southeast and most of the northeast elevations, the open porch contains slender square posts with decoratively sawn brackets at the top, a plain dimensional lumber balustrade, a flat fascia board, and exposed, decoratively sawn rafter ends at the roofline. Plain wood steps are set on access with the main entrance.

The asymmetrical façade (northeast) elevation has a center entrance with an original or early glass- and wood-paneled door, one window to the left of the door on the first floor, and two windows symmetrically arranged in the half-story. The open porch contains three bays. The north corner of the porch has been enclosed with jalousie windows. The southeast elevation of the house is spanned by six bays of the open porch, sheltering one typical window towards the front of the house and a pair of sliding glass doors toward the back. A low shed dormer is flush with the main wall in the center of the roof on this elevation and features an off-center pair of gliding windows. The northwest elevation contains the jalousie-enclosed porch towards the front and an enclosed extension with irregular fenestration towards the rear. The low shed dormer on this elevation is also flush with the main wall in the center of the roof, but contains two pairs of gliding windows. The rear elevation of the house features a one-story, glass-enclosed porch and a wood dock/deck constructed with wood piers and horizontal board railings.

12 Park View Avenue is notable as an example of modest summer cottage development in the Ryal Side neighborhood. Despite its loss of historic siding, window sash, and trim, it is one of the most intact of its building type and period in this area. Distinguishing features include its setting over the river, front gable form with center entrance, and decoratively detailed porch.

## HISTORICAL NARRATIVE

*Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.*

Constructed ca. 1900 – 1904, 12 Park View Avenue is one of the most intact examples of early summer development on the waterfront in Ryal Side. The earliest history of the building is clouded by conflicting sources (atlases and directories); deed research may clarify the date of construction and developer. While a sign on the building claims a construction date of 1900, the 1907 atlas shows Park View Avenue as laid out, but without platted lots or buildings. Nonetheless, the 1906 city directory contains four names associated with properties on the water side of the street, corresponding to the four similar houses (5, 7, 9, and 12 Park View Avenue) that survive here today. All four houses appear in the 1919 atlas.

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Until the late 19<sup>th</sup> century, the neighborhood known as Ryal Side was largely isolated woodland and farms, reached from downtown Beverly via Elliott Street until the first bridge was built over the Bass River, at the aptly-named Bridge Street, in the 1850s. Ryal Side was also reportedly connected to Salem, on the opposite side of the Danvers River, by an early ferry that travelled between Aunt Betty's Cove (immediately to the east of the peninsula on which this property stands) and the Kernwood neighborhood of Salem (Alvah Bradstreet typescript).

The development potential of the Ryal Side neighborhood was recognized after Bridge Street was laid out in 1856, and intensified after 1903, with the establishment of the United Shoe Machinery Corporation on Elliott Street in that year. As noted in a determination of the Beverly Historic District Commission (2/22/2005), "The area in which the house is located (Aunt Betty's Cove) has been identified in the Salter's Point Area Form (1992 Historic Preservation Survey by Margaret Hepler [BEV.M]) as a neighborhood of modest houses built in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries reflecting the summer house movement among small shopkeepers and workers that paralleled the construction of summer mansions by wealthy industrialists in seaside Beverly Farms and Beverly Cove."

The 1897 atlas shows Marsh and Shore avenues laid out and platted with 24 numbered lots. Half a dozen houses are shown on the northwest side of Marsh Ave., which is labelled "now or formerly Ephraim M. Bates"; one house stands near the corner of Marsh and Shore avenues. Park View Avenue is not indicated. Aunt Betty's Cove (earlier known as Stoney Cove and Duck Cove) is identified to the east of the small peninsula occupied by these three streets. A large tract of undeveloped land to the north of Marsh Avenue was owned by Joseph A. Wallis and E. A. Lothrop.

By 1907, Wallis and Lothrop's property was owned by Ephraim M. Bates. Marsh Avenue, Shore Avenue and Park View Avenue were all laid out, but lots were not platted on the present Park View Avenue, and development was limited to the same seven buildings as in 1897. Ephraim Bates (1848 – 1907) was self-described as a real estate and insurance agent (including "landlord" in the 1900 census), with an office on Bridge Street in Ryal Side. In 1900, he was living on Marsh Avenue; by 1906 he was listed as a summer resident on Park View Avenue. An advertisement in the 1907 city directory for Beverly entices readers with the following:

"E. M. Bates / Real Estate and Insurance / Justice of the Peace / Have you seen the beautiful house lots which I am selling on Pinehurst Hill? If not, call over and see Bates [,] who will be pleased to show you 'round..." (p. 37)

By 1919, Bates's property west of Aunt Betty's Cove vicinity (a roughly 19-acre tract) was owned by Parker S. Davis, a real estate dealer who appears to have completed development of all the lots along Marsh Avenue, as well as on Shore and Park View avenues. Davis's business and home address at this time were on Sunnycrest Avenue, near the western end of Bridge Street in Ryal Side. Based on city directories, it appears that all four buildings on the south side of Park View Avenue were constructed as summer properties; whether rental or owner-occupied has not been determined. Despite the omission of all four of these buildings in the 1907 atlas, the 1904 city directory for Beverly indicates two buildings on the water side of the street: one occupied by Isaac Fernald of Chelsea, who was identified as a summer resident, and one vacant house that was also considered a summer property. In 1906, Bates is identified as a summer resident on Park View Avenue, along with Isaac Fernald (at two properties); Walter Payson is identified here, but is not described as a summer resident.

A picture postcard of the Danvers River waterfront along Park View Avenue, which was printed before 1907, shows a view of the present 7 and 9 Park View Avenue (see Supplemental Images).

Isaac Fernald was a real estate agent and grocer based in Chelsea; he owned and/or occupied one and sometimes two (adjacent) properties on Park View Avenue, apparently including present-day #12, at least through 1920. Although street addresses for the Park View Avenue buildings appear not to have achieved their present system until the mid 20<sup>th</sup> century, it appears that later occupants of today's 12 Park View Avenue included, George Garrity, a summer resident who was an assembler in a shoe factory in Salem, in 1930; William F. Manning, also a summer resident from Salem (occupation not determined), in 1940; and Douglas Evans, a year-round resident who was proprietor of the Post Office Diner on Rantoul Street in Beverly, in 1950. The building was vacant in 1965.

## BIBLIOGRAPHY and/or REFERENCES

Beverly city directories, 1904 – 1965.

*Continuation sheet 2*

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12 PARK VIEW AVENUE

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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U.S. federal censuses, 1900 – 1930.

## SUPPLEMENTAL IMAGES



Photo 2. Southeast and northeast (façade) elevations.



Photo 3. Historic image: View of Park View Avenue riverfront (#s 7 and 9 Park View Avenue), ca. 1900 – 1907. Courtesy of Historic Beverly.